

Property Auction Sale



EHSAN
Online
AUCTION

DATE: **WEDNESDAY 23-7-2025**

TIME: **10.30 A.M.**

VIA ONLINE BIDDING:

www.ehsanauctioneers.com

Prospective Bidders May Submit Bids For The Property Online Via **www.ehsanauctioneers.com** (For Online Bidding, Please Register At Least **One (1) Working Day** Before Auction Day For Registration & Verification Purposes)

03-2161 6649

03-2162 6649

016-2161 047

010-2161 147

Bank cover all the outstanding
charges up to auction date sale.
(Terms & Conditions Apply)



MESSRS EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.)
/ ABDUL RAHIM BIN HUSSIN
(Licensed Auctioneers)

HQ OFFICE

H/P NO.
TEL NO.

Suite C-20-3A, Level 20, Block C,
Megan Avenue II, Jalan Yap Kwan Seng,
50450 Kuala Lumpur
016 2161 047 / 010 2161 147
03-2161 6649 / 03-2162 6649



Ehsan Auctioneers Sdn Bhd



coordinator@ehsanauctioneers.com



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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon OCBC BANK (MALAYSIA) BERHAD (199401009721 Co.No.295400-W) / OCBC AL-AMIN BANK BERHAD (200801017151 Co.No.818444-T) and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION
ON WEDNESDAY, THE 23RD DAY OF JULY 2025 AT 10.30 A.M. IN THE MORNING
AT WEBSITE www.ehsanauctioneers.com

Prospective bidders may submit bids for the property online via www.ehsanauctioneers.com
 (For online bidding, please register at least one (1) working day before auction day for registration & verification purposes)

1	RESERVE PRICE : RM 560,000.00	2ND	AMPANG
	Description : A CONDOMINIUM UNIT Area : Approx 1,394 sq. ft. Solicitor : M/S Kingston Tan Dzul (03-79319099) Our Ref : UMI/OCBC1-0132 Address : Unit No. A-09-05, D'Pines Ampang, Jalan Pandan Bersih, Taman Nirwana, 68000 Ampang, Selangor		
OCBC Al-Amin Bank Berhad			

2	RESERVE PRICE : RM 740,000.00	1ST	AMPANG
	Description : A SERVICED APARTMENT UNIT Area : Approx 1,582 sq. ft. Solicitor : M/S Yong & Rakan-Rakan (03-33427207) Our Ref : LIYANA/OCBC1143 Address : Unit No. B-18-13, Block B, The Elements @ Ampang, Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur.		

3	RESERVE PRICE : RM 420,000.00	2ND	CHERAS
	Description : A CONDOMINIUM UNIT TOGETHER WITH 2 CAR PARK BAYS Area : Approx 1,130 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-20319988) Our Ref : WAWA/OCBC1-0133 Address : Unit No. 8-05, Emerald Residence, Jalan Mutiara Cheras 1, Bandar Mahkota Cheras, 43200 Cheras, Selangor		
OCBC Al-Amin Bank Berhad			

4	RESERVE PRICE : RM 511,000.00	8TH	CHERAS, KUALA LUMPUR
	Description : AN OFFICE LOT Area : Approx 2,217 sq. ft. Solicitor : M/S Kingston Tan Dzul (03-79319099) Our Ref : UMI/OCBC1258 Address : Lot No. 1-13, 1st Floor, Amaya Maluri, No. 2, Jalan Jejaka 2, Taman Maluri, 55100 Kuala Lumpur.		
BUMIPUTRA LOT			

5	RESERVE PRICE : RM 297,000.00	10TH	CYBERJAYA
	Description : AN END SERVICED APARTMENT UNIT TOGETHER 2 CAR PARK BAY Area : Approx 1,000 sq. ft. Solicitor : M/S Azhar & Wong (03-26023898) Our Ref : LIYANA/OCBC1265 Address : Unit No. E-16-01, Tower E, Mutiara Ville, Persiaran Sepang, Cyber 11, 63000 Cyberjaya, Selangor		

6	RESERVE PRICE : RM 729,000.00	8TH	JALAN IPOH, KUALA LUMPUR
	Description : A CORNER 4-BEDROOM DUPLEX SERVICED APARTMENT UNIT Area : Approx 1,905 sq. ft. Solicitor : M/S Shook Lin & Bok (03-20311788) Our Ref : UMI/OCBC1482 Address : No. C-22-05, Block Clarita, Eco Sky Residence, No. 972, Batu 6 1/2, Jalan Ipoh, 68100 Kuala Lumpur.		

7	RESERVE PRICE : RM 365,000.00	6TH	KAJANG
	Description : A 3-BEDROOM CONDOMINIUM UNIT Area : Approx 1,249 sq. ft. Solicitor : M/S Yong & Rakan-Rakan (03-33427207) Our Ref : ALIN/OCBC1192 Address : Unit No. B-03A-06, Ameera Residence, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor		

8	RESERVE PRICE : RM 365,000.00	7TH	KAJANG
	Description : A STRATIFIED SHOP UNIT Area : Approx 1,500 sq. ft. Solicitor : M/S TK Ooi & Nadira (03-20319988) Our Ref : ALIN/OCBC1476 Address : Unit No. 17-G, Premises No. 17, Jalan Putra 9, Taman Putra Kajang, 43000 Kajang, Selangor		

9	RESERVE PRICE : RM 390,000.00	1ST	KLANG
	Description : AN OFFICE LOT Area : Approx 1,616 sq. ft. Solicitor : M/S Ho Loke & Koh (03-21662882) Our Ref : LIYANA/OCBC1-0130 Address : No. 32A-1, Jalan Tiara 2D/KU1, Pusat Perniagaan Bandar Baru Klang, 41150 Klang, Selangor		
OCBC Al-Amin Bank Berhad			

10	RESERVE PRICE : RM 70,000.00	1ST	KLANG
	Description : AN OFFICE UNIT Area : Approx 850 sq. ft. Solicitor : M/S Yong & Rakan-Rakan (03-33427207) Our Ref : ALIN/OCBC1513 Address : Unit No. 257-1B, Premises No. 257, Jalan Hulubalang 28, Taman Sentosa, 41200 Klang, Selangor		

11	RESERVE PRICE : RM 70,000.00	1ST	KLANG
	Description : AN OFFICE UNIT Area : Approx 850 sq. ft. Solicitor : M/S Yong & Rakan-Rakan (03-33427207) Our Ref : ALIN/OCBC1514 Address : Unit No. 259-1B, Premises No. 259, Jalan Hulubalang 28, Taman Sentosa, 41200 Klang, Selangor		

12	RESERVE PRICE : RM 600,000.00	2ND	KLANG
	Description : SHOP/OFFICE Area : Approx 1,308 sq. ft. Solicitor : M/S Kingston Tan Dzul (03-79319099) Our Ref : ALIN/OCBC1517-1 Address : No. C-17-G, Galeri Klang Sentral, Jalan Klang Sentral 15/KU5, Bandar Bukit Raja, 41050 Klang, Selangor		

13	RESERVE PRICE : RM 330,000.00	2ND	KLANG
	Description : SHOP/OFFICE Area : Approx 1,441 sq. ft. Solicitor : M/S Kingston Tan Dzul (03-79319099) Our Ref : ALIN/OCBC1517-2 Address : No. C-17-1, Galeri Klang Sentral, Jalan Klang Sentral 15/KU5, Bandar Bukit Raja, 41050 Klang, Selangor		

14	RESERVE PRICE : RM 270,000.00	2ND	KLANG
	Description : SHOP/OFFICE Area : Approx 1,441 sq. ft. Solicitor : M/S Kingston Tan Dzul (03-79319099) Our Ref : ALIN/OCBC1517-3 Address : No. C-17-2, Galeri Klang Sentral, Jalan Klang Sentral 15/KU5, Bandar Bukit Raja, 41050 Klang, Selangor		

15	RESERVE PRICE : RM1,730,000.00	1ST	KUALA LUMPUR
	Description : A STRATIFIED INTERMEDIATE THREE-STOREY TERRACE HOUSE Area : Approx 4,285 sq. ft. Solicitor : M/S Azhar & Wong (03-2602 3898) Our Ref : UMI/OCBC1509 Address : No. 6, Kuarza 16, Taman Melawati 7B, Taman Kuarza 16, 53100 Kuala Lumpur		



16 RESERVE PRICE : RM 440,000.00 1ST KUALA LUMPUR

Description : AN END SERVICED APARTMENT UNIT
Area : Approx 624 sq. ft.
Solicitor : M/S Shook Lin & Bok (03-20311788)
Our Ref Address : UMI/OCBC1510
 Unit No. C-16-01, Block C (Milan), Regalia Service Apartment, Jalan Anjung Putra, Off Jalan Sultan Ismail, 50250 Kuala Lumpur.



17 RESERVE PRICE : RM 754,000.00 5TH KUALA LUMPUR

Description : A SERVICE APARTMENT
Area : Approx 1,518 sq. ft.
Solicitor : M/S Shearn Delamore & Co. (03-20272727)
Our Ref Address : UMI/OCBC1499
 Unit No. B-03-08, G Residence, Jalan Desa Pandan, Desa Pandan, 55100 Kuala Lumpur.



18 RESERVE PRICE : RM 616,000.00 5TH KUALA LUMPUR

Description : AN INTERMEDIATE 3-BEDROOM CONDOMINIUM
Area : Approx 1,238 sq. ft.
Solicitor : M/S Shearn Delamore & Co. (03-20272727)
Our Ref Address : UMI/OCBC1498
 No. D-15-2, Block D, Residensi Fennel Sentul, No. 2, Jalan Amra, 51000 Kuala Lumpur.



19 RESERVE PRICE : RM 342,000.00 9TH KUALA LUMPUR

Description : A STRATIFIED OFFICE UNIT
Area : Approx 1,448 sq. ft.
Solicitor : M/SAzhar & Wong (03-26023898)
Our Ref Address : LIYANA/OCBC1488
 Unit No. B-2-9, Block B, Pusat Komersial Jalan Kuching, No. 115, Jalan Kuching, Off Jalan Kuching, 51200 Kuala Lumpur.



20 RESERVE PRICE : RM 336,000.00 9TH KUALA LUMPUR

Description : A STRATIFIED OFFICE UNIT
Area : Approx 1,452 sq. ft.
Solicitor : M/SAzhar & Wong (03-26023898)
Our Ref Address : LIYANA/OCBC1489
 Unit No. B-3-9, Block B, Pusat Komersial Jalan Kuching, No. 115, Jalan Kuching, Off Jalan Kuching, 51200 Kuala Lumpur.



21 RESERVE PRICE : RM 650,000.00 2ND PETALING JAYA

Description : A CORNER SERVICE 1 APARTMENT UNIT
Area : Approx 1,044 sq. ft.
Solicitor : M/S Shook Lin & Bok (03-20311788)
Our Ref Address : UMI/OCBC1519
 Unit No. A-32-03, Emporis, Persiaran Surian, Seksyen 3, Taman Sains Selangor 1, Kota Damansara, 47810 Petaling Jaya, Selangor.



22 RESERVE PRICE : RM1,400,000.00 1ST PETALING JAYA

Description : A FOUR (4) PLUS ONE BEDROOMS CONDOMINIUM UNIT
Area : Approx 2,522 sq. ft.
Solicitor : M/S TK Ooi & Nadira (03-20319988)
Our Ref Address : ALIN/OCBC1511
 Unit No. B-36-7, 9 Bukit Utama, No. 9, Persiaran Bukit Utama, Bandar Utama, 47800 Petaling Jaya, Selangor



23 RESERVE PRICE : RM 515,000.00 1ST PETALING JAYA

Description : A CONDOMINIUM UNIT
Area : Approx 1,302 sq. ft.
Solicitor : M/S Ho Loke & Koh (03-21662882)
Our Ref Address : LIYANA/OCBC1506
 Unit No. 903, Blok E Riana Green Condominium, (on-site No. 1, Jalan PJU 3/1C (Jalan Tropicana Utara)), 47410 Petaling Jaya, Selangor



24 RESERVE PRICE : RM 219,000.00 8TH SEMENYIH

Description : A 3+1 BEDROOM SERVICE APARTMENT UNIT
Area : Approx 861 sq. ft.
Solicitor : M/S Yong & Rakan-Rakan (03-33427207)
Our Ref Address : ALIN/OCBCI-0128
 Unit No. A-18-16, Block A, Kiara Plaza, Jalan Semenyih, 43500 Semenyih, Selangor



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25 RESERVE PRICE : RM 405,000.00 3RD SEMENYIH

Description : A 3+1 BEDROOM CONDOMINIUM UNIT
Area : Approx 1,484 sq. ft.
Solicitor : M/S TK Ooi & Nadira (03-20319988)
Our Ref Address : LIYANA/OCBC1518
 Unit No. M1-05-06, Pangsapuri Paragon Tiga, Persiaran Lestari Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor



26 RESERVE PRICE : RM 454,000.00 5TH SHAH ALAM

Description : AN END SMALL OFFICE HOME OFFICE (SOHO) UNIT
Area : Approx 1,106 sq. ft.
Solicitor : M/S Ho, Loke & Koh (03-21662882)
Our Ref Address : LIYANA/OCBC1363
 Unit No. S2-1-1, Vista Alam, No. 3, Presint 4.5, Jalan Ikhtisas 14/1, Section 14, 40000 Shah Alam, Selangor



27 RESERVE PRICE : RM 405,000.00 6TH SHAH ALAM

Description : A SERVICED APARTMENT UNIT
Area : Approx 893 sq. ft.
Solicitor : M/S TK Ooi & Nadira (03-20319988)
Our Ref Address : ALIN/OCBC1503
 Unit No. B-3A-3, Tower B, Utopolis Suites, Jalan Kontraktor U1/14, Seksyen U1, 40150 Shah Alam, Selangor



28 RESERVE PRICE : RM 153,000.00 9TH SUBANG JAYA

Description : A RETAIL LOT
Area : Approx 388.85 sq. ft.
Solicitor : M/S Shearn Delamore & Co. (03-20272727)
Our Ref Address : UMI/OCBC1483
 Unit No. F1.70, The Summit, USJ 1, Jalan Kewajipan, 47600 Subang Jaya, Selangor



29 RESERVE PRICE : RM 550,000.00 2ND SUNGAI BESI

Description : A CONDOMINIUM UNIT TOGETHER WITH 2 CAR PARK BAYS
Area : Approx 1,087 sq. ft.
Solicitor : M/S Shook Lin & Bok (03-20311788)
Our Ref Address : UMI/OCBC1516
 Unit No. A-13A-2, Block A, Residensi Wyne, Jalan 1/108D, Sungai Besi, 57100 Kuala Lumpur.



30 RESERVE PRICE : RM 360,000.00 3RD SUNGAI BESI

Description : A SERVICE APARTMENT
Area : Approx 786 sq. ft.
Solicitor : M/S TK Ooi & Nadira (03-20319988)
Our Ref Address : LIYANA/OCBC1520
 Unit No. C-21-1, Block C, Central Residence @ Suria Sungai Besi, No. 366, Jalan Sungai Besi, 57100 Kuala Lumpur.



31 RESERVE PRICE : RM 486,000.00 6TH SUNGAI BESI

Description : A CORNER SERVICE APARTMENT UNIT
Area : Approx 1,119 sq. ft.
Solicitor : M/S TK Ooi & Nadira (03-20319988)
Our Ref Address : ALIN/OCBC1502
 Unit No. B-13-1, Central Residence @ Suria Sg Besi, Jalan Sungai Besi, 57100 Kuala Lumpur



32 RESERVE PRICE : RM 576,000.00 3RD ISKANDAR PUTERI, JOHOR

Description : A SERVICE APARTMENT UNIT
Area : Approx 1,218 sq. ft.
Solicitor : M/S Ng Seng Kang & Partners (06-9523077)
Our Ref Address : LIYANA/OCBCI-0025
 No. T2-L12-08, Residensi Encorp, Persiaran Dato' Seri Amar Diraja, Puteri Harbour, 79000 Iskandar Puteri, Johor.



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33 RESERVE PRICE : RM 531,000.00 3RD ISKANDAR PUTERI, JOHOR

Description : A SERVICE APARTMENT UNIT
Area : Approx 1,065 sq. ft.
Solicitor : M/S Ng Seng Kang & Partners (06-9523077)
Our Ref Address : LIYANA/OCBCI-0026
 No. T2-L12-07, Residensi Encorp, Persiaran Dato' Seri Amar Diraja, Puteri Harbour, 79000 Iskandar Puteri, Johor.



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34 RESERVE PRICE : RM1,117,000.00 19TH KOTA TINGGI

Description : RETAIL COMMERCIAL UNIT
Area : Approx 10,272 sq. ft.
Solicitor : M/S Clarence Edwin Law Offices (07-3350008)
Our Ref Address : LIYANA/OCBC1174
 Sublot 1, First Floor, Blok D, Heritage Mall, No. 1, Jalan Warisan 2, 81900 Kota Tinggi, Johor



35 RESERVE PRICE : RM 420,000.00 1ST JOHOR BAHRU

Description : A SERVICE APARTMENT UNIT
Area : Approx 1,068 sq. ft.
Solicitor : M/S Lee Fook Leong & Co. (07-931 3479)
Our Ref Address : LIYANA/OCBC1507
 Unit No. 17.13, Pangsapuri Rafflesia (also known as the Raffles Suites), Jalan Persiaran Sutra Danga, Bandar Uda Utama, 81200 Johor Bahru, Johor.



36 RESERVE PRICE : RM 320,000.00 1ST JOHOR BAHRU

Description : A SERVICE APARTMENT UNIT
Area : Approx 689 sq. ft.
Solicitor : M/S Lee Fook Leong & Co. (07-931 3479)
Our Ref Address : WAWA/OCBCI-0131
 No. #28-03, Residensi Pandan II, Jalan Pandan Ria 7, Pusat Perdagangan Pandan, 81100 Johor Bahru, Johor.



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37 RESERVE PRICE : RM 500,000.00 2ND GELUGOR

Description : AN APARTMENT UNIT
Area : Approx 1,111 sq. ft.
Solicitor : M/S Zaid Ibrahim & Co (PNG) (04-3753138)
Our Ref Address : WAWA/OCBC1515
 Unit No. 1A-10-03/01, Block A, The Oasis, Jalan Kaki Bukit, Taman Buah Pala, 11700 Gelugor, Pulau Pinang.



38 RESERVE PRICE : RM 330,000.00 1ST KUCHING

Description : A 1-STOREY INTERMEDIATE TERRACE-TYPE HOUSE
Area : Approx 1,646.88 sq. ft.
Solicitor : M/S Tang & Partners (082-415934)
Our Ref Address : ALIN/OCBC1512
 106, Lot 3712, Lorong Desa Ilmu 22M1J, Taman Desa Ilmu, Off Jalan Datuk Mohammad Musa, 94300 Samarahan, Sarawak.



An arrears of quit rent, assessment, service/maintenance charges, sinking fund including the late penalty interest (if any) which may be lawfully due to any relevant authority or the Developer up to the date of successful sale of the subject property shall be deducted from the purchase money upon receipt of the Balance Sum (**TERMS & CONDITIONS APPLY**)

All intending bidders are required to deposit **10%** of the fixed reserve price ("the initial deposit") by way of **bank draft or cashier's order** crossed "A/C PAYEE ONLY" made payable to **OCBC BANK (MALAYSIA) BERHAD / OCBC AL-AMIN BANK BERHAD** prior to the auction sale or **remit the same through online banking transfer, one (1) working day before auction date** and pay the difference between the initial deposit and the sum equivalent to 10% of the successful bid price either in **cash or bank draft or cashier's order** crossed "A/C PAYEE ONLY" made payable to **OCBC BANK (MALAYSIA) BERHAD / OCBC AL-AMIN BANK BERHAD** immediately after the fall of the hammer with the undermentioned Auctioneer. The balance of the purchase price is to be settled within **one hundred and twenty (120) days** from the date of auction sale to Assignee. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at www.ehsanauctioneers.com
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!

You will be notified once your registration has been approved.



NOTES FOR PROSPECTIVE BUYER OF AUCTION :

- Appoint a RA that is marketing the property or call in to OCBC Auction Team (Ms. Juvie / Ms. Intan @ 03-2053 7992)
- Inspect the subject property (outside view only) as the photographs shown are solely for general identification.
- Note that the subject properties will be sold on an "as is where is" basis, with the respective reserve price and subject to the conditions of sale and the way of assignment from the above lender subject to consent being obtained by the purchaser from the developer and other relevant authorities (if any).
- Note that any properties listed as available for the auction sale herein may at any time be withdrawn from the auction sale without any prior notice or any reason(s) whatsoever or neither the Assignee Bank nor agent shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.
- Individual purchaser to bring along identification card (NRIC).
- Corporate Company / Firm Purchaser to bring along certified true copy of the company's Memorandum and Articles of Association (M&A), Form 44, 24 and 49 and Board of Director's Resolution.
- Agent / Representative of the Purchaser to bring along Letter of Authority from the Intending Purchaser and a photocopy of the Intending Purchaser's NRIC card (both side).
- Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
- A person who has not reached the age of 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.
- Bank draft will be returned to unsuccessful bidder.

FOR MORE INFORMATION :

For Residential Property Financing, please contact:-

KLANG VALLEY Loo Wun Khoo : 016-392 0673
 Gan Gen Saint : 014-922 4131
 Koay Kean Huang : 012-504 4056
PENANG Vins Lee Kok Hui : 012-657 4391
JOHOR Lee San San : 012-602 2221

For further enquiries on OCBC BANK (M) BHD - EMB Loans, please contact:-

KLANG VALLEY Wayne Chan : 016-212 7521
 Nelson Lye : 017-624 6211
 Lai Fu Yong : 012-355 9943
PENANG Shermaine Cham : 017-500 2217
JOHOR Sannis Ee : 016-663 8433
EAST MALAYSIA Ryan : 016-857 8010



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